

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 1  TO LEASE NO. GS-11P-LVA12728
ADDRESS OF PREMISES: 7001 Newington Road Lorton, VA 22079	PDN Number:

**THIS AMENDMENT** is made and entered into between **PS Business Parks, Inc.**

whose address is: c/o PS Business Parks, LP  
7927 Jones Branch Drive, Suite 1300  
Tysons Corner, VA 22102

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government, as follows:

The purpose of this Lease Amendment (LA) No. 1 is issued to memorialize the additional Tenant Improvement Allowance (TIA) of (b) (4) over the 5 year firm term.

1. **Premises:**

The Government currently leases from PS Business Parks, Inc ("Lessor") approximately **26,250** BOMA rentable square feet (BRSF) equivalent to **25,929** ANSI/BOMA office area square feet (ABOA SF) of warehouse space, located on the 1<sup>st</sup> floor of the building at 7001 Newington Road, Lorton, VA 22079. The above space contains a common area factor of 1.01237996.

This Lease Amendment contains two (2) pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE LESSOR:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: CHRISTOPHER M. ANTH  
Title: VP  
Entity Name: PS BUSINESS PARKS, INC.  
Date: 02.27.17

**FOR THE GOVERNMENT:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: Maria Del Carmen Medina  
Title: Lease Contracting Officer  
GSA, Public Buildings Service  
Date: 3/30/2017

**WITNESSED FOR THE LESSOR BY:**

(b) (6)  
Signature: \_\_\_\_\_  
Name: KEVIN D. MCCORMACK  
Title: SA, LEASES & DIRECTOR  
Date: 2-27-17

2. **Additional TI Allowance:**

Effective upon execution of this Lease Amendment No.1, Lessor will provide the Government with additional Tenant Improvement Allowance (TIA) in the amount of (b) (4). This shall be referred to as the "Additional TIA". The Additional TIA shall be amortized over the five-year term at an amortization rate of (b) (4). The total TIA available will therefore be (b) (4) which is comprised of the original TIA of (b) (4) over the firm term of the lease plus the (b) (4) over the firm term of the lease. The resulting change in the annual rental rate is further outlined in Paragraph 3 of this Lease Amendment.

3. **Rent:**

Effective upon acceptance of the premises, the base annual rent for the entire demised premises shall increase by (b) (4) per month. This annual rent is inclusive of an operating cost base and real estate tax base. Rent for a lesser period shall be prorated.

4. **Rental Abatement and Commission Credit:**

Effective upon acceptance of the premises, paragraph 1.07 and 7.02 shall be modified as follows:

Month 1 Rental Payment	(b) (4)	minus Rent Abatement of	(b) (4)	equals	(b) (4)	adjusted 1 <sup>st</sup> Month's Rent.
Month 2 Rental Payment		minus Rent Abatement of		equals		adjusted 2 <sup>nd</sup> Month's Rent.
Month 3 Rental Payment		minus pro-rated Commission Credit of	(b) (4)	equals	(b) (4)	3 <sup>rd</sup> Month's Rent.
Month 4 Rental Payment		minus pro-rated Commission Credit of		equals		4 <sup>th</sup> Month's Rent.

This document will not constitute a payment obligation until the date of execution by the Government. As a result, although payments will be made retroactively none are due under this agreement until thirty (30) days after execution by the Government.

INITIALS:

  
LESSOR

&

  
GOVT

Lease Amendment Form 12/12